090.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	700,600	/	700,600
USE VALUE:	700,600	/	700,600
ASSESSED:	700,600	/	700,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAMALLAS CHARLES N--ETAL
Owner 2:	CHAMALLAS LYNNE M
Owner 3:	
Street 1:	41 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,582 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6582.000	268,400		432,200	700,600
Total Card	0.151	268,400		432,200	700,600
Total Parcel	0.151	268,400		432,200	700,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.02 | /Parcel: 417.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
58136			03/14/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0006-0002.0

!7349!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,400	0	6,582.	432,200	700,600	700,600	Year End Roll	12/18/2019
2019	101	FV	223,400	0	6,582.	438,400	661,800	661,800	Year End Roll	1/3/2019
2018	101	FV	223,400	0	6,582.	327,300	550,700	550,700	Year End Roll	12/20/2017
2017	101	FV	223,400	0	6,582.	296,400	519,800	519,800	Year End Roll	1/3/2017
2016	101	FV	223,400	0	6,582.	284,000	507,400	507,400	Year End	1/4/2016
2015	101	FV	218,000	0	6,582.	240,800	458,800	458,800	Year End Roll	12/11/2014
2014	101	FV	218,000	0	6,582.	228,500	446,500	446,500	Year End Roll	12/16/2013
2013	101	FV	218,000	0	6,582.	217,300	435,300	435,300		12/13/2012

PRINT

Date	Time
12/10/20	21:59:46

LAST REV

Date	Time
03/18/09	14:37:55

hchinal

USER DEFINED

Prior Id # 1:	58136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15296-24		11/1/1983		85,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2006	254	Re-Roof	3,500					
5/3/1994	159	Manual	10,700					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2009	Inspected	372	PATRIOT
1/5/2009	Measured	336	PATRIOT
5/11/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6582		Sq. Ft.	Site		0	70.	0.94	5									432,220						432,200	

Total AC/HA:	0.15110	Total SF/SM:	6582	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	432,220	Spl Credit		Total:	432,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364642
Depreciation:	96265
Depreciated Total:	268377

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

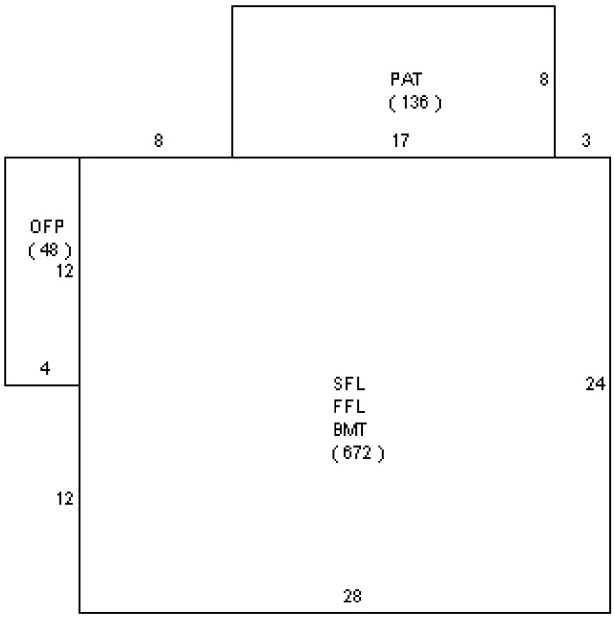
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	122.00
Final Total:	268400	Val/Su SzAd	199.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	67.070	45,072
FFL	First Floor	672	168.730	113,389
SFL	Second Floor	672	168.730	113,389
PAT	Patio	136	5.010	681
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	2,200			Total:	274,643
Size Ad	1344	Gross Are	2200	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 16	A	AV	1975	0.00	T	35.2	101						
2	Frame Shed	D	Y	1	6 X 8	A	AV	1975	0.00	T	35.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: